



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2025-131

June 2, 2026

REQUEST

Current Zoning: N1-A (Neighborhood 1-A)
Proposed Zoning: N2-A(CD) (Neighborhood 2-A, Conditional)

LOCATION

Approximately 6.16 acres located north of Rocky River Road, east of Getalong Road, and west of Seven Oaks Drive.
(Council District 4 - Johnson)

PETITIONER

Queen City Land, LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **consistent** with the goals and policies of the *Northeast Middle & Outer Community Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The petition may facilitate the following priority goals of the area plan:
 - 1: 10 Minute Neighborhoods may be facilitated by this petition as it could allow for housing diversity and density in proximity to activity centers along East W.T. Harris.
 - 2: Neighborhood Diversity & Inclusion may be facilitated by proposing to provide a mix of housing types such as duplexes, triplexes, and quadraplexes as allowed in the N2-A(CD) district in an area where much of the housing stock is dominated by single family subdivisions.
- The petition is not in alignment with the *2040 Policy Map* recommendation for the Neighborhood 1 Place Type but meets Minor Map Amendment Criteria for a change to the Neighborhood 2 Place Type.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The petition adds a multi-family component consistent with the corridor's recent N-2 rezonings by providing a diverse mix of housing types and density such as duplexes, triplexes, and quadraplexes.
- The site meets the Minor Map Amendment

Criteria for a change in the adopted place type to the Neighborhood 2 Place Type based on the site's acreage, place type adjacencies, and locational criteria.

- The site is adjacent to Reedy Creek Nature Center and Preserve and the Reedy Creek Greenway system, providing recreative opportunities and alternative pedestrian connectors.
- The site is served by the number 29 CATS local bus route.
- The site is within a 1/2-mile of a designated Neighborhood Center to the west which contains essential goods and services.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood 1 Place Type to the Neighborhood 2 Place Type for the site.

Motion/Second: McDonald / Millen

Yeas: Welton, Caprioli, McDonald, Millen, Shaw, Stuart

Nays: None

Absent: Gaston

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the *Northeast Middle & Outer Community Area Plan*.

Chairperson Welton noted that the petition included a mix of building types that could contain up to six attached townhome units, with no more than three buildings having six units each, and that any six-unit building could not exceed 140 feet in façade length. He asked whether there was a rule or criterion governing this. Staff responded that there is no specific rule in the UDO but it is done on a case-by-case review based on the context of the property's zoning district, adjacent uses, acreage, and established built environment.

There was no further discussion of this petition.

PLANNER

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